IN THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF TEXAS MCALLEN DIVISION

UNITED STATES OF AMERICA,

Plaintiff,

V.

CASE NO. 7:21-CV-0012

2.659 ACRES OF LAND, MORE OR LESS,
SITUATE IN STARR COUNTY,
STATE OF TEXAS; AND GLORIA
RODRIGUEZ A/K/A GLORIA IRENE
RODRIGUEZ, ET AL.,

Defendants.

COMPLAINT IN CONDEMNATION

- 1. This is a civil action brought by the United States of America at the request of the Secretary of the Department of Homeland Security, through the Acquisition Program Manager, Wall Program Management Office, U.S. Border Patrol Program Management Office Directorate, U.S. Border Patrol, U.S. Customs and Border Protection, Department of Homeland Security, for the taking of property under the power of eminent domain through a Declaration of Taking, and for the determination and award of just compensation to the owners and parties in interest.
- 2. The Court has subject matter jurisdiction over this action pursuant to 28 U.S.C. § 1358.
- 3. The interest in property taken herein is under and in accordance with the authority set forth in Schedule "A."
- 4. The public purpose for which said interest in property is taken is set forth in Schedule "B."
 - 5. The legal description and map or plat of land in which certain interests are being

 Page 1 of 3

 Fee DT Complaint

acquired by the filing of this Complaint, pursuant to the Declaration of Taking, are set forth in

Schedules "C" and "D."

6. The interest being acquired in the property described in Schedules "C" and "D" is

set forth in Schedule "E."

7. The amount of just compensation estimated for the property interest being acquired

is set forth in Schedule "F."

8. The names and addresses of known parties having or claiming an interest in said

acquired property are set forth in Schedule "G."

9. Local and state taxing authorities may have or claim an interest in the property by

reason of taxes and assessments due and eligible.

WHEREFORE, Plaintiff requests judgment that the interest described in Schedule "E" of

the property described in Schedules "C" and "D" be condemned, and that just compensation for

the taking of said interest be ascertained and awarded, and for such other relief as may be lawful

and proper.

Respectfully submitted,

RYAN K. PATRICK

United States Attorney

Southern District of Texas

By: s/ N. Joseph Unruh

N. JOSEPH UNRUH

Assistant United States Attorney

Southern District of Texas No. 1571957

Texas Bar No. 24075198

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Facsimile: (956) 618-8016

E-mail: Neil.Unruh@usdoj.gov

Attorney-In-Charge for Plaintiff

and

By: <u>s/Chanmealea Thou</u> CHANMEALEA THOU

> Assistant United States Attorney Southern District of Texas No. 3596627 California Bar No. 326469 11204 McPherson Road, Suite 100A

Laredo, Texas 78045

Telephone: (956) 721-4977 Facsimile: (956) 992-9425

E-mail: Chanmealea.Thou2@usdoj.gov

Attorney for the Plaintiff

SCHEDULE A

SCHEDULE A

AUTHORITY FOR THE TAKING

The property is taken under and in accordance with 40 U.S.C. §§ 3113 and 3114, which authorize the condemnation of land and the filing of a Declaration of Taking; the Act of Congress approved September 30, 1996, as Public Law 104-208, Division C, Section 102, 110 Stat. 3009-546, 3009-554-55, as amended and codified at 8 U.S.C. § 1103(b) & note; and the Act of Congress approved February 15, 2019, as Public Law 116-6, div. A, tit. II, Section 230, 133 Stat. 13, which appropriated the funds that shall be used for the taking.

SCHEDULE B

SCHEDULE B

PUBLIC PURPOSE

The public purpose for which said property is taken is to construct, install, operate, and maintain roads, fencing, vehicle barriers, security lighting, cameras, sensors, and related structures designed to help secure the United States/Mexico border within the State of Texas.

SCHEDULE C

SCHEDULE C

LEGAL DESCRIPTION

Starr County, Texas

Tract: RGV-RGC-8026

Owner: Gloria Rodriguez, a/k/a Gloria Irene Rodriguez, et al.

Acres: 2.659

Being a 2.659 acre (115,820 square feet) parcel of land, more or less, being out of the Jose Salvador de la Garza Survey, Abstract No. 105, Starr County, Texas, being out of Porción 88, being out of a called 17 acre tract conveyed to Ignacio Gutierrez by Warranty Deed recorded in Volume 51, Page 8, Deed Records of Starr County, Texas and being out of a called 8.62 acre tract conveyed to Fortunato Elizondo and Romulo Garza by Certified Copy of Final Decree recorded in Volume 51, Page 225, Deed Records of Starr County, Texas (Share No. 25-A), said parcel of land being more particularly described by metes and bounds as follows;

Commencing at a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "POC RGV-RGC-8026", said point being at the northwest corner of the 8.62 acre tract, said point being in the east line of the remainder of a called 1888.7 acre tract conveyed to Irene Sheerin, Individually and as Independent Executrix of the Estate of John J. Sheerin, Deceased, et al by Release of Lien recorded in Volume 97, Page 595, Deed Records of Starr County, Texas (Parcel I, First Tract) and being the same tract of land conveyed to Sheerin Real Properties, LTD. by Assumption Special Warranty Deed recorded in Volume 1349, Page 152, Official Records of Starr County, Texas (Tract I), said point being in the west line of Porción 88 and the east line of Porción 87, said point having the coordinates of N= 16640603.114, E=909480.671, said point bears N 22°05'20" W, a distance of 1120.34' from United States Army Corps of Engineers Control Point No. SS13-2019;

Thence: N 83°11'19" E (N 84°18'00" E, Record), departing the east line of the remainder of the 1888.7 acre tract and the east line of Porción 87, with the north line of the 8.62 acre tract, for a distance of 131.29' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-8026-1" for the **Point of Beginning** and northwest corner of Tract RGV-RGC-8026, said point being in the north line of the 8.62 acre tract, said point having the coordinates of N=16640618.684, E=909611.030;

Thence: N 83°11'19" E (N 84°18'00" E, Record), continuing with the north line of the 8.62 acre tract, for a distance of 269.75' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-8026-2" for the north corner of Tract RGV-RGC-8026, said point being in the north line of the 8.62 acre tract;

Thence: S 48°57'28" E, over and across the 8.62 acre tract, for a distance of 399.36' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-8026-3" for the northeast corner of Tract RGV-RGC-8026, said point being in the east line of the 8.62 acre tract and the west line of a called 842.643 acre tract conveyed to the United States of America by Warranty Deed recorded in Volume 1015, Page 532, Official Records of Starr County, Texas "Tract (592)", said point being in the approximate centerline of River Road;

Thence: S 03°29'25" E (S 03°24'00" E, Record), with east line of the 8.62 acre tract, the west line of the 842.643 acre tract and the approximate centerline of River Road, for a distance of 220.03' to a point for the southeast corner of Tract RGV-RGC-8026, said point being at the southeast corner of the 8.62 acre tract and the northeast corner of a called 8.36 acre tract conveyed to Starr Produce Company by Warranty Deed with Vendor's Lien recorded in Volume 659, Page 121, Official Records of Starr County, Texas (Tract Three) and being the same tract of land conveyed to Sheerin Real Properties, LTD. (7/8 Undivided Interest) by Assumption Special Warranty Deed recorded in Volume 1349, Page 152, Official Records of Starr County, Texas (Tract III), said point being in the west line of the 842.643 acre tract and the approximate centerline of River Road;

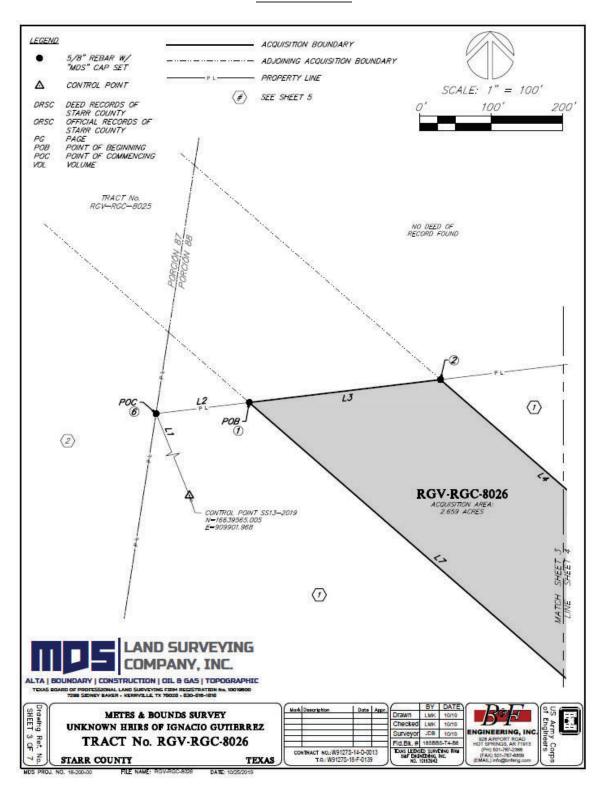
Thence: S 85°29'53" W (S 84°18'00" W, Record), departing the west line of the 842.643 acre tract and the approximate centerline of River Road, with the south line of the 8.62 acre tract and the north line of the 8.36 acre tract, for a distance of 60.45' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-8026-5=8027-2" for the south corner of Tract RGV-RGC-8026, said point being in the south line of the 8.62 acre tract and the north line of the 8.36 acre tract;

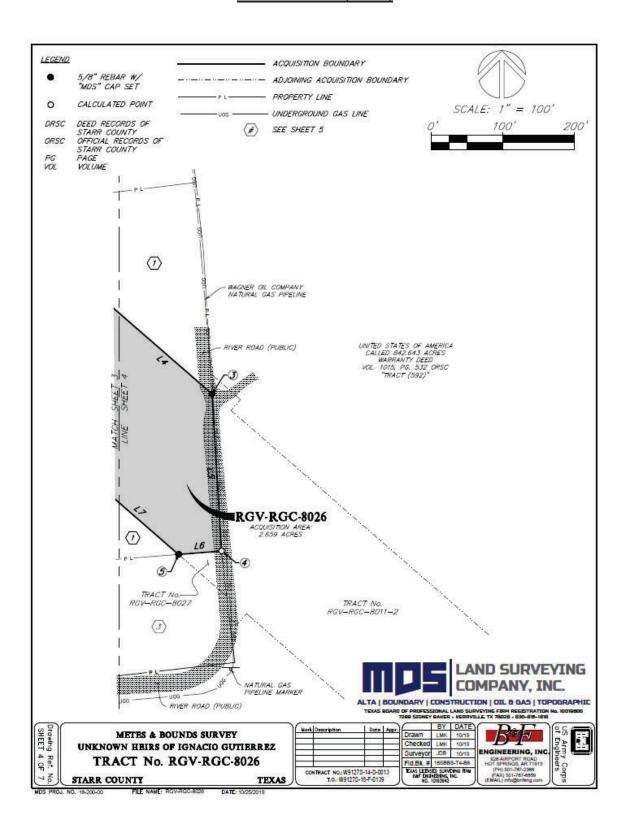
Thence: N 48°57′28″ W, departing the north line of the 8.36 acre tract, over and across the 8.62 acre tract, for a distance of 692.34' to the **Point of Beginning.**

SCHEDULE D

SCHEDULE D

MAP or PLAT





(1)

IGNACIO GUTTERREZ WARRANTY DEED VOL. 51, PG. 8 DRSC

FORTUNATO ELIZONDO & ROMULO GARZA CALLED 8.62 ACRES CERTRED COPY OF FINAL DECREE VOL. 51, PC. 225 DRSC (SHARE No. 25—A)

(2)

SHEERIN REAL PROPERTIES, LTD. ASSUMPTION SPECIAL WARRANTY DEED VOL. 1349, PG. 152 ORSC (TRACT I)

IRENE SHEERIM, INDIVIDUALLY & AS INDEPENDENT EXECUTRIX OF THE ESTATE, OF JOHN J. SHEERIM, DECEASED, ET AL CALLED 1688 7 ACRES PELEASE OF LEN VOL. 97, PC. 993 DRSC (PARCEL I, FIRST TRACT)

(3)

SHEERIN REAL PROPERTIES, LTD.

§ UNDIMDED INTEREST
CALLED B. 36 ACRES
ASSUMPTION SPECIAL WARRANTY DEED
VOL. 1349, PG. 152 ORSC
(TRACT III)

STARR PRODUCE COMPANY CALLED B.36 ACRES WARRANTY DEED W/ VENDOR'S LIEN VOL. 639, PG. 121 ORSC (TRACT THREE)

LINE			REC-BEARING	REC-DISTANCE
L1	N 22'05'20" W	1120.34	N/A	N/A
L2.	N 8371'19" E	131.29	N 84'18'00" E	N/A
13	N 83'11'19" E	269.75	N 84'18'00" E	N/A
L4	S 48'57'28" E	399.36	N/A	N/A
L5	S 03'29'25" E	220.03'	S 03'24'00" E	N/A
L6	S 85'29'53" W	60.45	S 8478'00" W	N/A
17	N 48'57'28" W	692.34	N/A	N/A

COORDINATE TABLE

MONUMENT No.	NORTHING	EASTING	MONUMENT NAME
1	16640618.684	909611.030	RGV-RGC-8026-1
2	16640650.676	909878.874	RGV-RGC-8026-2
3	16640388.450	910180.082	RGV-RGC-8026-3
4	16640168.827	910193.477	RGV-RGC-8026-4=8027-3
5	16640164.082	910133.211	RGV-RGC-8026-5=8027-2
6	16640603.114	909480.671	POC RGV-RGC-8026

- 1. THE BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCED TO MADRIS(2011), TX SOUTH ZONE (4205), US SURVEY FEET, USING THE CORS(2011) ADJUSTMENT. THE DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE CONVERTED TO GROUND (SURFACE) USING THE TWOOT COUNTY PUBLISHED COMBINED SCALE FACTOR OF 1.000040000 (E.G. GRID X 1.000040000 SURFACE).

 2. A SEPARATE METES AND BOUNDS DESCRIPTION OF EQUAL DATE WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY PLAT.

 3. THE SQUARE FOOTAGE TOTAL RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.

 4. THE REMAINING ACREAGE OF THE PARENT TRACT WAS CALCULATED FROM THE RECORDED INSTRUMENTS AND IS NOT BASED ON FIELD DIMENSIONS.

- BASED ON FIELD DIMENSIONS.
 5 FIELD SURPLEY COMPLETED 08/20/2019.
 6 THIS SURPLEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 7 MIDS LAND SURPLEYING COMPANY, INC. HAS PROVIDED THESE SURPLEY SERVICES TO THE CORPS OF ENGINEERS AS A SUBCONSULTANT TO BUT ENGINEERING, INC. THE PRIME CONSULTANT. THE CORPS' CONTRACTING OFFICER'S REPRESENTATIVE IS STEPHEN CORPLEY, PRIS. (BIT) BUT 1841.
 8 THE NATURAL GAS PIPELINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON GIS DATA.



ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10 7298 SIONEY BAKER - KERRYZLLE, TX 78028 - 830-816-1818

Drawing Ref. V N

METES & BOUNDS SURVEY UNKNOWN HBIRS OF IGNACIO GUTIERREZ TRACT No. RGV-RGC-8026

STARR COUNTY

TEXAS

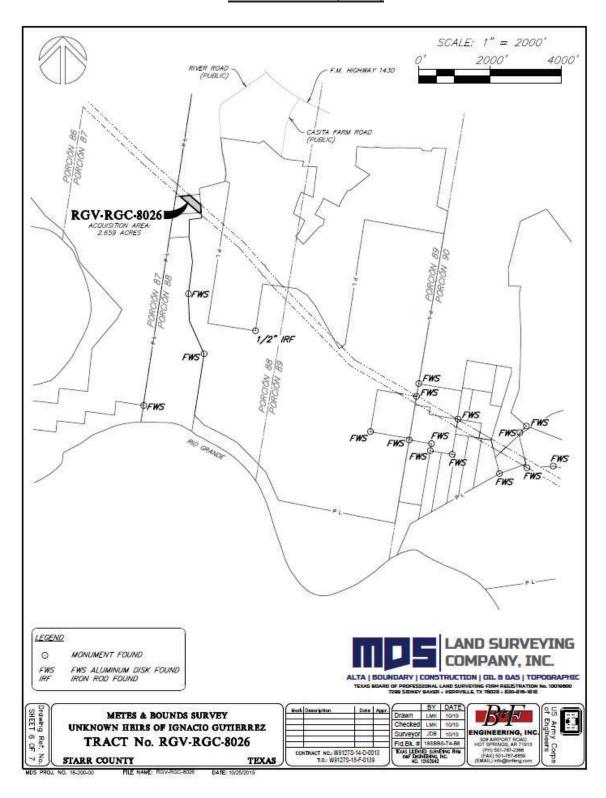
Work	Description	Dote	1		BY	DATE
W.U.K.	Description	Dute	Oppr.	Drawn	LMK	10/19
	S	- 23 - 53	-	Checked	LMK	10/19
		23 33		Surveyor	JDB	10/19
	<u> </u>	50.00		Fld.Bk.#	18888	8-T4-B8
CO	T.O.: W9127			TEXAS LICENS BAF ENGI NO.	ED SURVE NEBBAG, 10193842	EVING RAN INC.

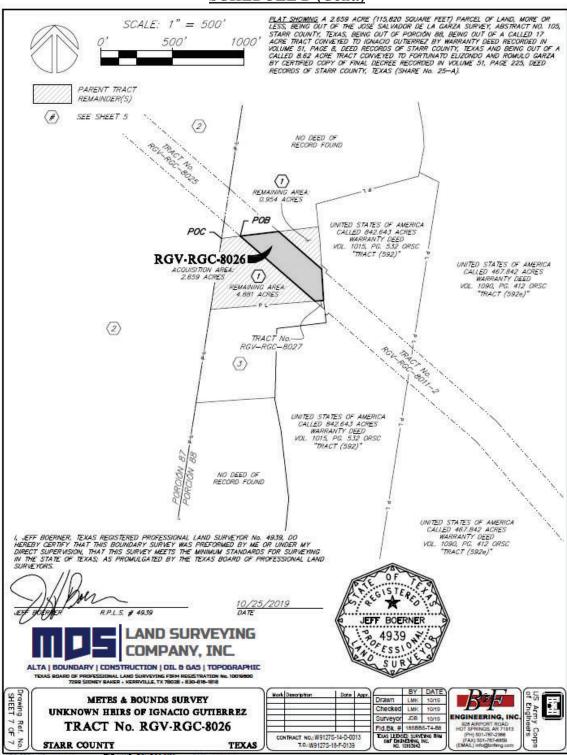




FILE NAME: RGV-RGC-8006

DATE: 1





Tract: RGV-RGC-8026

Owner: Gloria Rodriguez, a/k/a Gloria Irene Rodriguez, et al.

Acreage: 2.659

SCHEDULE E

SCHEDULE E

ESTATE TAKEN

Starr County, Texas

Tract: RGV-RGC-8026

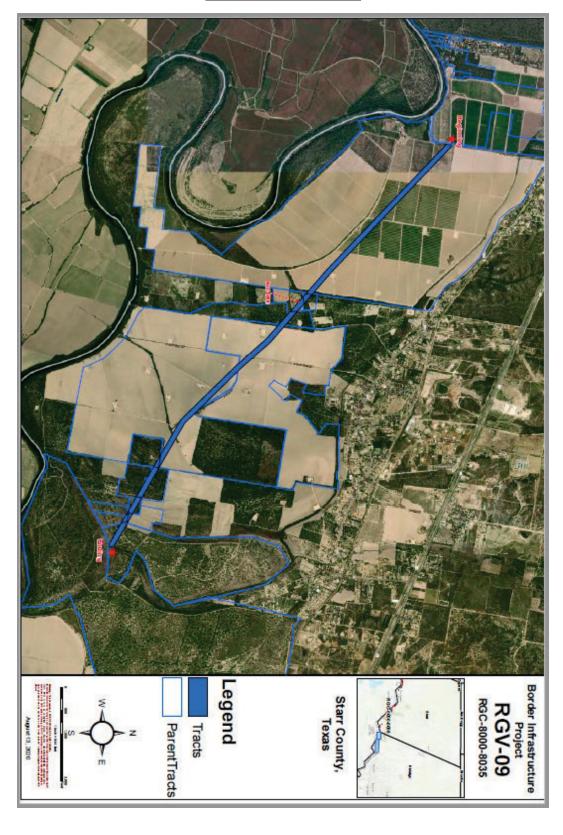
Owner: Gloria Rodriguez, a/k/a Gloria Irene Rodriguez, et al.

Acres: 2.659

The estate taken is fee simple, subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to all interests in minerals and appurtenant rights for exploration, development, production and removal of said minerals;

Reserving to the owners of the lands identified in conveyances recorded in Volume 51, Page 8; Volume 51, Page 225; Volume 774, Page 750; and Volume 1356, Page 737 in the Deed Records of Starr County, Texas, reasonable access to and from the owners' lands lying between the Rio Grande River and the border barrier through opening(s) or gate(s) in the border barrier between the westernmost mark labeled "Beginning" and easternmost mark labeled "Ending" depicted on the map below;

Excepting and excluding all interests in water rights and water distribution and drainage systems, if any, provided that any surface rights arising from such water rights or systems are subordinated to the United States' construction, operation and maintenance of the border barrier.



SCHEDULE F

SCHEDULE F

ESTIMATE OF JUST COMPENSATION

The sum estimated as just compensation for the land being taken is TWELVE THOUSAND, FIVE HUNDRED AND FORTY-TWO DOLLARS AND NO/100 (\$12,542.00), to be deposited herewith in the Registry of the Court for the use and benefit of the persons entitled thereto.

SCHEDULE G

SCHEDULE G

INTERESTED PARTIES

The following table identifies all persons who have or claim an interest in the property condemned and whose names are now known, indicating the nature of each person's property interest(s) as indicated by references in the public records and any other information available to the United States. See Fed. R. Civ. P. 71.1(c).

Interested Party	Reference
Gloria Rodriguez, a/k/a	Claim of Adverse Possession evidenced by
Gloria Irene Rodriguez	Affidavit of Adverse Possession in favor of
	Medardo Rodriguez, Sr. and Josefa T.
Austin, Texas	Rodriguez dated February 13, 1997,
	recorded in SCOR on February 14, 1997,
Alejandro Eloy Rodriguez	at Book 773, Page 381 as Document No.
	1997-189683;
Kyle, Texas	
	Deed of Gift from Medardo Rodriguez, Sr.
Aaron Gabriel Rodriguez	and Josefa T. Rodriguez to Medardo
	Rodriguez, Jr., Orlando Rodriguez,
Austin, Texas	Armando Rodriguez and Minerva
	Martinez dated February 14, 1997,
Orlando Rodriguez	recorded in SCOR on March 4, 1997 at
M All T	Vol. 774, Page 750 as Document No. 1997-
McAllen, Texas	189976;
Armando Rodriguez	General Warranty Deed of Gift from
	Gloria Irene Rodriguez, Alejandro Eloy
Mission, Texas	Rodriguez, Aaron Gabriel Rodriguez,
, <u> </u>	Orlando Rodriguez, Armando Rodriguez
Minerva Martinez	and Minerva Martinez to Gloria Rodriguez
	dated June 16, 2012, recorded in SCOR on
Garciasville, Texas	August 31, 2012 at Vol. 1356, Page 737 as
	Document No. 2012-306772
Gloria R. Campos	
Garciasville, TX	
Unknown Heirs of Romulo Garza	Partition Decree issued by the 79 th
	Judicial District Court, Starr County,
	Texas; April 21, 1925, Case No. 1050;
	Recorded on May 18,1925;
	Document No. 1925-001050;
	Book 51, Page 225

	Starr County, Texas, Official Deed Records
Unknown Heirs of Ignacio Gutierrez	Warranty Deed; Recorded on April 3, 1925; Book 51. Page 8. Starr County, Texas, Official Deed Records
Ameida Salinas Starr County Tax Assessor-Collector 100 N. FM 3167, Suite 201 Rio Grande City, Texas 78582	Property Taxes

JS 44 (Rev. 06/17)

Case 7:21-cv-00012 Document 1-2 Filed on 01/07/21 in TXSD Page 1 of 1 CIVIL COVER SHEET

The JS 44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON NEXT PAGE OF THIS FORM.)

purpose of initiating the civil do	ocket sheet. (SEE INSTRUC) / 1, 15 requ	ned for the use of	ane cient of co	urt for th	
I. (a) PLAINTIFFS				DEFENDANTS	nd More o	of Less Situate	in Starr Cou	inty St	ate of
United States of America				DEFENDANTS 2.659 Acres of Land, More of Less, Situate in Starr County, State of Texas; and Gloria Rodriguez a/k/a Gloria Irene Rodriguez, et. al.					al.
(b) County of Residence of First Listed Plaintiff (EXCEPT IN U.S. PLAINTIFF CASES) (c) Attorneys (Firm Name, Address, and Telephone Number) N. Joseph Unruh, United States Attorney's Office, Southern Distri Texas, 1701 West Bus. Hwy. 83, Ste. 600, McAllen, TX 78501				County of Residence of First Listed Defendant Travis (IN U.S. PLAINTIFF CASES ONLY) NOTE: IN LAND CONDEMNATION CASES, USE THE LOCATION OF THE TRACT OF LAND INVOLVED. Attorneys (If Known)					
II. BASIS OF JURISDI	CTION (Place an "X" in O	ne Box Only)	III. CI	<u> </u> TIZENSHIP OF PI	RINCIPA	AL PARTIES	(Place an "X" in	One Box fo	or Plainti
		,,		(For Diversity Cases Only)		,	and One Box fo	or Defenda	int)
Plaintiff	【1 U.S. Government ☐ 3 Federal Question Plaintiff (U.S. Government Not a Party)		Citize	en of This State		Incorporated or Pri of Business In T		PTF □ 4	DEF □ 4
☐ 2 U.S. Government Defendant	☐ 4 Diversity (Indicate Citizenship of Parties in Item III)		Citizen of Another State						□ 5
				en or Subject of a reign Country	3 🗖 3	Foreign Nation		□ 6	□ 6
IV. NATURE OF SUIT			I E	DEELTHDE/DEN A L TS		here for: Nature of			_
CONTRACT ☐ 110 Insurance ☐ 120 Marine ☐ 130 Miller Act ☐ 140 Negotiable Instrument ☐ 150 Recovery of Overpayment & Enforcement of Judgment ☐ 151 Medicare Act ☐ 152 Recovery of Defaulted Student Loans (Excludes Veterans) ☐ 153 Recovery of Overpayment of Veteran's Benefits ☐ 160 Stockholders' Suits ☐ 190 Other Contract ☐ 195 Contract Product Liability ☐ 196 Franchise REAL PROPERTY ※ 210 Land Condemnation ☐ 220 Foreclosure ☐ 230 Rent Lease & Ejectment ☐ 240 Torts to Land ☐ 245 Tort Product Liability ☐ 290 All Other Real Property	PERSONAL INJURY 310 Airplane 315 Airplane Product Liability 320 Assault, Libel & Slander 330 Federal Employers' Liability 340 Marine 345 Marine Product Liability 350 Motor Vehicle Product Liability 350 Motor Vehicle Product Liability 360 Other Personal Injury 362 Personal Injury Medical Malpractice CIVIL RIGHTS 440 Other Civil Rights 441 Voting 442 Employment 443 Housing/ Accommodations 445 Amer. w/Disabilities - Employment 446 Amer. w/Disabilities - Other 448 Education	PERSONAL INJURY 365 Personal Injury - Product Liability 367 Health Care/ Pharmaceutical Personal Injury Product Liability 368 Asbestos Personal Injury Product Liability PERSONAL PROPER 370 Other Fraud 371 Truth in Lending 380 Other Personal Property Damage 385 Property Damage Product Liability PRISONER PETITION Habeas Corpus: 463 Alien Detainee 510 Motions to Vacate Sentence 530 General 535 Death Penalty Other: 540 Mandamus & Othe 550 Civil Rights 555 Prison Condition 560 Civil Detainee - Conditions of Confinement	TTY	DRFEITURE/PENALTY 25 Drug Related Seizure of Property 21 USC 881 20 Other LABOR 0 Fair Labor Standards Act 20 Labor/Management Relations 10 Railway Labor Act 11 Family and Medical Leave Act 20 Other Labor Litigation 21 Employee Retirement Income Security Act IMMIGRATION 12 Naturalization Application 15 Other Immigration Actions	422 Appe	RTY RIGHTS yrights nt nt - Abbreviated Drug Application emark .SECURITY (1395ff) k Lung (923) C/DIWW (405(g)) D Title XVI	□ 480 Consum □ 490 Cable/Ss □ 850 Securitie Exchang □ 890 Other St □ 891 Agricult □ 893 Environn □ 895 Freedom Act □ 896 Arbitrati □ 899 Adminis	aims Act (31 USC) apportionn t and Banking cce tion er Influenc Organizatie er Credit tt TV es/Commod ge atutory Ac atuto	ment g ded and dons dities/ etions ters nation occdure occdure
	moved from 3 te Court Cite the U.S. Civil Sta	Appellate Court tute under which you ar	Reop	stated or 5 Transfe bened Anothe (specify)	r District	☐ 6 Multidistr Litigation Transfer	-	Multidist Litigation Direct Fil	n -
VI. CAUSE OF ACTIO	Brief description of ca	use:							
VII. REQUESTED IN COMPLAINT:		IS A CLASS ACTION		ble interest to constru EMAND \$	(operate, and r CHECK YES only URY DEMAND:	if demanded in		
VIII. RELATED CASI IF ANY	(See instructions):	JUDGE			DOCKI	ET NUMBER			
DATE 01/07/2021 FOR OFFICE USE ONLY		signature of attack. /s/ N. Joseph U		OF RECORD					
	MOUNT	APPLYING IFP		JUDGE		MAG. JUD	GE		